

Sugar City Planning & Zoning Meeting

July 15, 2021

Commissioners in Attendance: Dave Thompson, Christine Lines, Paul Jeppson

Others in Attendance: Quinton Owens (P&Z Administrator), Chase Hendricks (City Attorney), Kurt Hibbert, Mark Heath, Jeff Lerwill, Scott Holmen, Heather Holmen, Elaine King, Nantalie Cleverly, Matthew Taylor, Kavi Branham, Matt Zachreson, Tyler Andreason, James Blackburn, Rebecca Blackburn, Brad Honken.

Meeting was called to order at 7:15 pm

Motion made by Commissioner Lines to amend the agenda to meet the needs of most attendees first. Seconded by Commissioner Jeppson. **Motion approved.**

Informal advice request: Mark Heath is interested in a vertical mixed use on 10 N. Fremont with commercial on the main floor with apartments above. To meet parking needs Mr. Heath is proposing underground parking. Flood maps are under review and may change putting this parcel in the Flood Hazard Area. The commercial use would be up to the sidewalk as allowed by setback requirements. The current MU1 zone and the desired CD both allow vertical mixed use. Access is desired to be off of Fremont by way of the alley, if allowed, to make the most use of the parcel. Mr. Heath would pave the alley up to accessing his property if allowed for access use.

Public Comments: Developer is expected to have the applications submitted for Old Farm Estates by next Tuesday. A neighborhood meeting with the developer is scheduled for tomorrow, July 16, to obtain feedback from the community.

Matt Taylor commented on the OFE proposals and how he believes they do not comply with the comprehensive plan. He also thinks the density transitions should be smoother. Mr. Owens pointed out since no application has been received on OFE, he felt it may be inappropriate for public comments in the form of testimony at this time on OFE issues, and that it would be beneficial for the public to first attend the meeting scheduled with the developer. Natalie Cleverley asking about the public testimony process on P&Z action items was explained to the public hearing process and when testimony is received from the public. She also expressed concern about impact on schools, traffic, extra cost to the city, and higher densities and related open space needs. Elaine King proposed that Sugar City repeal Ordinance 312 and reset to the previous densities.

Dark Sky Ordinance: The intent of the ordinance is an attempt to eliminate light pollution. Reviewing ordinances from other jurisdictions, a draft is near completion and close to ready for public hearing. (Later) Edits made to the draft Dark Sky Ordinance resulting from the last discussion were reviewed and discussed further.

Motion made by Commissioner Jeppson to set a public hearing for the Dark Sky Ordinance. Seconded by Commissioner Lines. **Motion passed** unanimously.

Buffering Ordinance: This ordinance is being drafted after finding deficiencies in Sugar City Code regarding incompatible zones. Open space issues are also being addressed to clarify definitions and requirements. Follow up review and discussion continued from the previous meeting on buffering and applicable landscaping use. The commission's discussion included editing the draft ordinance and comparing it to current city code. The buffering, landscaping, and open space ordinances were determined ready for public hearing with a few corrections to be made by Monday.

Ordinances & Processes: The city code is being reviewed and compared with current processes being done and those of the county to make sure everything lines up. Flow charts, including if/then conditions and checklists to track progress, will be part of the application process.

Comprehensive Plan Discussion: Mr Hibbert pointed out that every comprehensive plan has goals, objectives, and policies, and the policies are what needs to be supported by code. He explained because zoning ordinances are to be in "conformance with" the comprehensive plan per state statute, the plan is descriptive, not regulatory. Preferred land use maps will need to be created in line with the plan. Once the comprehensive plan is updated and in place it will help in updating city code.

Chairman report: Council Member Catherine Nielsen has drafted an ordinance to correct some definitions, densities and eliminating MU2 zoning district that she would like the commission to review for consideration. Elaine King's proposal is similar and could be combined in some ways with Councilwoman Nielsen's

Design Review Report: Nothing reported. Asked questions on Bret Stoddard's storage units.

Administrator Report: Nothing reported.

Review of P&Z Minutes:

Motion made by Commissioner Jeppson to approve minutes from Public Hearing on March 18th, P&Z regular meetings on March 4th and March 18th.

Seconded by Commissioner Lines. **Motion passed** unanimously.

Motion made by Commissioner Jeppson to adjourn the meeting.

Seconded by Commissioner Thompson

Meeting adjourned July 16 at 12:11 am